

## SCALE OF CHARGES

Attain Properties Limited is a VAT-registered business, registration number: **495 5491 41** ; all charges quoted are **inclusive of VAT**.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

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| 1) Introduction Only Service  | £295 payable for each letting where the Tenant is introduced through the Agent.  |
| 2) Tenant Find  | £595 (£395 per HMO room) payable for each letting where the Tenant is introduced through the Agent   |
| 3) Letting and Rent Collection Service  | £495 payable for each letting where the Tenant is introduced through the Agent and 5% of the rent received, deducted by the Agent                      |
| If the monthly rental is £1000 per calendar month, you will pay a fee of £50 per calendar month.  |  |
| 4) Full Management Service  | £495 (£295 per HMO room) payable for each letting where the Tenant is introduced through the Agent and 10% of the rent received, deducted by the Agent |
| If the monthly rental is £1000 per calendar month, you will pay a fee of £100 per calendar month. |  |

If a Tenant who is ready willing and able to enter into a tenancy is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the Tenant is introduced through the Agent, the minimum fee that would be payable will be the fee for each day the Agent has managed the Property, if any, based on the Full Management charges above, subject to a minimum level of the fee for the Tenant Find Only Service, plus other expenses incurred, such as the gas safety check.

In the event of cancellation during a tenancy, the minimum fee that would be payable will be the fee for each day the Agent has managed the Property, if any, based on the Full Management charges above, subject to a minimum level of the fee for the Tenant Find Service, plus other expenses incurred, such as the gas safety check.

### **Additional Service Charges**

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| Duplicate statements  | <b>£15</b>   |
| Professional hourly rate  | <b>£30 Charged by the Agent when required to carry out any additional services including use of Agent Handyman</b> |
| Licence Application (Selective)   | <b>£295 + the relevant cost of licence</b>   |
| Licence Application (Mandatory)   | <b>£395 + the relevant cost of licence</b>   |
| Tenant find during midterm tenancy  | <b>£495 (£295 per HMO room)</b>  |
| Overseas landlord additional tax fee  | <b>1% of Rent per calendar month</b>   |
| If the monthly rental is £1000 per calendar month, you will pay an additional £10 per calendar month. |  |
| If the work costs £500, you will pay a fee of £50.  |  |
| Rent and Legal Guarantee*   | <b>2.5% of Rent per calendar month</b>   |
| If the monthly rental is £1000 per calendar month, you will pay an additional £25 per calendar month. |  |

\*The Agent will purchase a Rental and Legal Guarantee Policy in Attain Properties Limited name that the the landlord can benefit from.

## **Referral Fees & Consent**

By signing this agreement, the Landlord acknowledges and consents to referral fees received by the Agent for services provided by third parties. These include, but are not limited to:

- £30 from Rightmove LTS for rent guarantee sales after tenancy approval.
- Up to £10 per month commission from Homebox if the tenant opts for a utilities package
- 15% of the fee a Tenant pays if they use the Reposit no-deposit option.
- 25% of the fee a Tenant pays if they switch from a traditional deposit to Reposit no-deposit option.
- Other benefits, such as reward points or reduced prices.

The Landlord is not obligated to use any recommended providers and is encouraged to explore alternative options.

## **TENANT SCALE OF CHARGES**

**Payments permitted under the Tenant Fees Act 2019 by Tenants or under an assured shorthold tenancy.**

Rent	Payable monthly in advance (unless agreed otherwise).
Default fee for late payment of rent	Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.
Deposit	Payable before the start of the tenancy and held under a Government-approved scheme for the duration of the agreement. It will be repaid in full provided all obligations have been fulfilled. The deposit will be subject to a maximum of five weeks' rent for an annual rent of up to £50,000 and a maximum of six weeks' rent for an annual rent over £50,000.
Holding deposit	Equivalent to one week's rent (as statutorily prescribed). This will be withheld if the Tenant does not have the right to rent, or any relevant person (including any guarantor(s)) withdraws from the tenancy, provides materially significant or false or misleading information, or fails to sign their contract (and/or guarantor agreement) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Default payments	If the Tenant breaches any of the requirements of the agreement, the Tenant may be liable to pay the Landlord for any losses incurred as a result of: a failure by the Tenant to make a payment by the due date to the Landlord or, a breach

by the Tenant of a term of the contract, both subject to any statutorily prescribed limits.

The losses the Landlord may claim may include, damages, costs, charges and expenses incurred as a result of the breach that the Landlord was unable to mitigate to put the Landlord back in the same position as had the Tenant not breached the agreement.

Variation of agreement	The actual costs reasonably incurred, if the costs exceed £50.00 including VAT; written evidence of the actual cost will be provided.
Early termination	Without granting a right to do so, should the Tenant wish to leave their contract early and the Landlord agrees, they will be liable to pay the Landlord's losses and the Agent's reasonable costs in re-letting the Property, as well as all rent due under the tenancy until the start date of the replacement tenancy (capped at no more than the maximum of rent outstanding on the tenancy).
Council Tax	Payable to the billing authority, if the Tenant is liable.
Utilities	Including water, sewerage, gas (or other heating fuel) and electricity including any Green Deal costs) payable in respect of the dwelling, and if required in the tenancy agreement. This may be payable to the Landlord or to the utility provider.
Television licence	Payable if the Tenant is contractually required to make a payment to the British Broadcasting Corporation
Communication services	Payable to a provider of: internet, cable or satellite television, telephone services other than mobile if the payment is contractually required.
Loss of keys or other security device	The actual costs, as evidenced by invoice or receipt, related to a breach of contract leading to the requirement for a lock to be added or replaced or a key or other security device giving access to the Property to be replaced
Missed appointments	Losses, as evidenced by invoice or receipt, suffered by the Landlord if the tenant fails to attend appointments agreed by the Tenant and arranged by the Letting Agent or Landlord for contractors or others to attend or to carry out work at the Property.
Avoidable, accidental or purposeful damage to the Property	The Tenant will be liable for any losses, as evidenced by invoice or receipt, suffered by the Landlord as a result of neglect or wilful behaviour by the Tenant or their guests resulting in damage to the Property.
Emergency/out of hours	

call-out fees

Any losses or additional losses suffered by the Landlord, as evidenced by invoice or receipt, as a result of the Tenant arranging an emergency, out of hours contractor call-out where the work was not an emergency or the works were required as a result of the Tenant's actions.

Attain Properties Limited is a member of the UK alliance of letting agents and has client money protection up to £5m covered by the UKALA Total Loss CMP Scheme, see certificate, search <https://www.ukala.org.uk/agent-search/ukala-agent-directory/>

Attain Properties Limited is a member of the Property Redress Scheme Search <https://www.theprs.co.uk/consumer/members/>